

(f) (1) (I) AFTER MAY 1, 1985 1984, WITHIN [Within] every [other two] 2 year license renewal period, [every] A person licensed under this subtitle shall comply with the continuing education requirements established in this subsection as a condition precedent to the renewal of a license.

(II) A licensee receiving an initial license in the [last] SECOND year of a renewal period [does] NEED not [have to] comply with this continuing education requirement until [his second] THE NEXT license renewal period.

(2) [(i)] A licensee shall complete 12 clock hours of approved continuing education instruction covering real estate subject matter as approved by the Real Estate Commission [or the subject of real estate law, which includes those laws as enacted by the Congress of the United States, the Maryland General Assembly, and the governing bodies of the local subdivisions as well as real estate rules and regulations as promulgated by the administrative and regulatory agencies of the federal, State, and local governments].

[(ii) Unless compliance has already occurred, a licensee shall submit proof to the Commission that he is registered for approved continuing education instruction by May 1, 1980 and that he has completed the necessary instruction by October 1, 1980. The Commission shall extend the current valid license of any individual who submits proof of registration for approved continuing education in accordance with the requirements of this section. A renewal license shall be issued to any licensee who submits proof of completion of the required instruction by October 1, 1980.

(iii) A licensee who fails to comply with the provisions of subsection (f)(2)(ii) may show cause as to why his license should not be revoked by the Commission. If a licensee fails to show cause, the Commission may revoke his license.]

(3) Each course offered shall encompass all the subjects or may be limited to any one or more [of the] subjects [listed in paragraph (2)]. A certificate of completion, which states the number of clock hours of instruction covered by the individual course, shall be provided to each attendee upon completion of the course, which CERTIFICATE shall be submitted with the license renewal application. Whenever feasible, courses shall be offered at reasonable intervals within each county and within each major geographic area of the larger counties.

(4) The Commission shall approve the substance and form of all continuing education courses. The courses may be offered by qualified instructors experienced in the real estate industry. The courses may be conducted by the Maryland Association of Realtors or its member boards; the Real Estate Brokers of Baltimore City, Inc. (realtists); and educational institutions as approved by the Maryland Real Estate Commission. The licensee may elect the course or courses he takes and shall be responsible for the cost of any course taken.